



CITY OF KIRKLAND

Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3225

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Case No.: SEP15-00576

DATE ISSUED: January 29, 2016

Project Name: Bridlestone Estate Subdivision and Rezone

Project Location: 4600 – 4646 116th Ave NE

Project Description: Preliminary plat application to create 35 single family residential lots on 17.6 acres. The project includes a rezone request to change the zoning designation from RS 35 (single-family residential 35,000 sq. ft. minimum lot size) to RS 12.5 (single-family residential 12,500 sq. ft. minimum lot size). The project also includes: 1) "paper fill" and fill of wetland area to provide road access to the property from 116th Avenue NE near the southwest corner of the property and required right-of-way improvements along 116th Avenue NE. 2) Reduction in standard wetland buffer width to meet the City required right-of-way improvements for road access. 3) Installation of a culvert or bridge to widen the road access to meet City requirements. 4) The proposed mitigation for the wetland and buffer impacts includes a combination of wetland re-establishment, enhancement, restoration, and buffer restoration and enhancement.

Proponent: Cher Anderson, KLN Construction, Inc.

Project Planner: Désirée Goble, AICP

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to Désirée Goble, project planner at dgoble@kirklandwa.gov by **5:00 PM on February 12, 2016**. Please reference case number SEP15-00576.

Responsible official:

January 29, 2016

Paul Stewart, AICP, Acting Planning Director
City of Kirkland
Planning & Building Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

Date

You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than **5:00 PM on February 12, 2016** by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-00576. Contact Désirée Goble, project planner in the Planning & Building Department at (425) 587-3251 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: February 4, 2016

Distribute this notice with a copy of the Environmental Checklist to:

GENERAL NOTICING

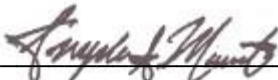
- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- South Rose Hill/Bridle Trails Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Ecology - Environmental Review
- Department of Fish and Wildlife – Olympia
- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- King County Natural Resources and Parks - Director
- Washington State Parks & Recreation Commission – Agency Director
- Eastside Audubon Society
- City of Bellevue - Director, Planning Dept.
- Parties of Record

cc: Cher Anderson, KLN Construction, Inc., 19000 33rd Ave W, Suite 200, Lynnwood, WA 98036
Planning Department File, Case No. SUB15-00572

Distributed by: _____


(Angela Martin, Office Specialist)

January 29, 2016

Date